



# PLANNING NEWS

## FREDERICK COUNTY DIVISION OF PLANNING

Frederick County  
Government

MAY 2006

### COMPREHENSIVE PLANNING

#### SPRING 2006 WATER & SEWERAGE PLAN AMENDMENTS

The Spring Cycle of requests to amend the County Water & Sewerage Plan totals five cases. The Planning Commission will hold a public hearing on Wednesday, May 17, 2006, beginning at 7:00 P.M., in the First Floor Meeting Room, Winchester Hall, 12 East Church Street, Frederick, Maryland to review the following requests:

WS-06-01	State Highway Administration (SHA), I-70 Rest Area	Text amendment for facility upgrade, new wastewater treatment system, new water storage tank and distribution system upgrade
WS-06-02	Saber Ridge	Reclassification of 26.0925 acres, located in the Town of Myersville at the intersection of Easterday Road and Canada Hill Road, from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev.
WS-06-03	Nexus Group (Zimmerman Property)	Reclassification of 6.54 acres, located on the south side of MD 180, within Advanced Technology Park boundary, from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.
WS-06-04	Parks & Recreation/ Urbana	Reclassification of 99.535 acres, 3750 Urbana Pike, just north of the Villages of Urbana, west side of MD 355, between Lew Wallace Street and Tabler Road, from W-5 Dev./S-5 Dev. to W-3 Dev./S-4 Dev.
WS-06-05	HET Investment Properties, LLC	Reclassification of 0.38 acre, 3505 Urbana Pike—approximately 750 ft. west of the intersection of MD 355 (Urbana Pike) and Sugarloaf Parkway, from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.

Contact **Carole Larsen** (301-694-1135) or e-mail [clarsen@fredco-md.net](mailto:clarsen@fredco-md.net) for more information.

<b>New Market Region Plan Update</b>	<b>2</b>
<b>Walkersville Region Plan Update</b>	<b>2</b>
<b>Planning Commission Agenda</b>	<b>3-4</b>
<b>Census Information</b>	<b>5-7</b>
<b>Board of Appeals</b>	<b>8</b>

**Frederick County  
Division of Planning**

**12 E. Church Street  
Winchester Hall  
Frederick, Maryland  
21701**

**301-694-1138**

**[www.co.frederick.  
md.us/planning](http://www.co.frederick.md.us/planning)**

**NEW MARKET REGION PLAN UPDATE**

The Board of County Commissioners will hold a continuation of their April public hearing on May 9, 2006 at 7:00 pm at Winchester Hall, 12 East Church Street, Frederick, to take public comment on the BOCC Draft New Market Region Plan. This will be followed by a workshop on Monday, May 15, 2006 from 9 am--12 noon in Winchester Hall.

Questions or comments on the New Market Region Plan may be delivered to Tim Goodfellow, Project Planner, in the Division of Planning, 12 East Church Street, Frederick, Maryland 21701 or e-mailed to [tgoodfellow@fredco-md.net](mailto:tgoodfellow@fredco-md.net).

**WALKERSVILLE REGION PLAN UPDATE**

In March, the Division of Planning presented the Public Hearing Draft Walkersville Region Plan to the public for review and comment. The plan takes a comprehensive look at the region's land uses, community facilities, environmental and cultural features and transportation infrastructure and discusses each in the context of the next twenty years. Included with the draft text is a recommended land use plan map, which illustrates where agricultural/rural, residential, commercial, industrial, parkland, and conservation land uses are planned to occur within a 20-year timeframe. A zoning map is also included designating where specific zoning districts will be located.

Also included with the Draft Plan is a packet detailing ten property owner requests for changes to their current land use plan designation and/or zoning category. The applications vary from requests to change from residential to agricultural land uses/

zoning to those requesting that their agricultural or rural properties gain residential land uses/zoning. The 10 properties range in size from 4.7 to 883 acres and are located across the Walkersville Region.

Three Community Open House meetings were held in April and May 2006 to present the Public Hearing Draft Walkersville Region Plan to the public. The first open house, held on Thursday April 13<sup>th</sup> in Woodsboro attracted 53 citizens to the Fire Hall. On the 20<sup>th</sup> of April another 73 citizens came out to the Libertytown Fire Hall to ask questions about the Draft Plan and the region planning process. Most recently, on May 4<sup>th</sup>, 47 citizens came out to Walkersville's Town Hall to review the elements of the plan.

A Frederick County Planning Commission Public Hearing is scheduled for Wednesday May 24<sup>th</sup> at 7:00 pm at the Walkersville Town Hall to give citizens an opportunity to comment on the Draft Plan. After the hearing, the FCPC will meet in a work session to discuss the public comments and make their recommendation to the Board of County Commissioners.

For more information on the process or to obtain copies of the plan and accompanying information, go to our web site [www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning) or contact the Walkersville Region Project Planner Hilari Varnadore by phone 301-696-2941 or email [hvarnadore@fredco-md.net](mailto:hvarnadore@fredco-md.net).

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR MAY 10, 2006  
9:30 A.M.**

**AGRICULTURAL CLUSTER CONCEPT  
PLANS**

**Taylor Property, Lots 2-5** – Requesting approval of a change in lot design/layout on a previously approved (August 10, 2005) Agricultural Cluster Concept Plan, located on Dotterer Rd, approx. 2,000 ft south of the intersection with Repp Rd. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 43/Parcels 181 and 197. File #M-210A; Hansen # 4681 (Michael Wilkins)

**COMBINED PRELIMINARY/FINAL PLANS**

**Mountain View Farms, Lots 1-5** – Requesting approval for 5 new lots in a major subdivision, located on the west side of Mountain View Rd, south of MD Rt 140. Zoned: (AG) Agricultural and (R-1) Residential, Thurmont Planning Region. Tax Map 3/Parcel 106. File #M-2819; Hansen # 4200 (Michael Wilkins)

**Huffer Division, Lots 1-4** – (continued from the February 8, 2006 FcPc meeting) Requesting approval for 3 new lots in a major subdivision, and a modification of Section 116-219 (C)(2) of the Subdivision Regulations, located on the west side of MD Rt 550, north of Pine Tree Rd. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 50/Parcel 161. File #S-941; Hansen # 4346 (Michael Wilkins)

**MISCELLANEOUS REQUESTS**

**Quail Run** – Requesting a modification of Table 1 of the Entrance Spacing Policy to allow a new public street (within the Town of Myersville) with less than 225' of separation from existing residential driveways, located on the south side of Monument Rd, west of Main Street (Myersville). Zoned: R-1, R-2, and OS (Town of Myersville zoning designations), Middletown Planning Region. Tax Map 45&46/ Parcel 7. File #N/A; Hansen # 4706 (Michael Wilkins)

**COMBINED PRELIMINARY/SITE PLANS**

**Villages of Urbana, M-18** - Requesting approval of 88-lot townhouse subdivision and site plan design on 17.6 acres. Zoned: PUD, located North side Ethan ridge Drive. Tax Map 96/Parcels 229. File#: S-1065 Hansen #: 4585 (Stephen O'Philips)

**Villages of Urbana, M-19** - Requesting approval of 25-lot townhouse subdivision and site plan design on 10.1 acres. Zoned: PUD, located South side Ethan ridge Drive. Tax Map 96/Parcels 229. File#: S-1065 Hansen #: 4679 (Stephen O'Philips)

**SITE PLANS**

**Abrams Property (Westview South) Lot 210** – (Continued from last month.) Requesting approval for a four building office flex-space on 14.2 acres. Zoned: MXD, located southeast quadrant of New Design Road and Executive Way (Extended) in the Adamstown Planning Region.. Tax Map 86 /Parcel 3. File#:SP-98-36 Hansen #: 4449 (Stephen O'Philips)

**Grace Episcopal Church** – Requesting approval for revised church-building location on 25.6 acres. Zoned: Agricultural, located West side Rt. 75, ¼ mile north of Old New Market Road in the New Market Planning Region.. Tax Map 79 /Parcel 300. File#:SP-03-12 Hansen #: 3195 (Stephen O'Philips)

**Tuscarora High School Addition** - Requesting Site Plan Approval one and two story additions totaling 30,879 square feet. Located on 40.01 acres, west side of Ballenger Creek Pike south of Corporate Drive. Zoned: Agriculture (AG) Frederick Planning Region. Tax Map: 86 Parcel 55, File #: SP-00-21 Hansen #: 4534 (Justin Horman)

**Mount Saint Mary's Dormitory** - Requesting Site Plan Approval 52,545 square foot dormitory and parking lot expansion on 12.8 acres, Located at the intersection of Annandale Road and Old Emmitsburg Road, Zoned: Agriculture (AG), Emmitsburg Planning Region, Tax Map 8, Parcel

(Continued on page 4)

(Continued from page 3)

68, File # SP-84-22, Hansen # 4157. (Justin Horman)

**McKinney Industrial Site, Section 2, Lot 21** – Requesting Site Plan approval for a 32,300 sq ft office/warehouse building, located on the east side Metropolitan Court: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 86/ Parcel 223. File # SP77-02; Hansen # 4582 (Michael Wilkins)

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR MAY 17, 2006  
2:00 P.M.**

**MALPF DISTRICT APPLICATIONS**

**AD-06-05 - James & Bonnie Miller**

96 acres located north of Deerfield-Foxville Road, 300 feet west of Sabillasville Road and east of Buck Lantz Road.

**AD-06-06 - James & Bonita Smith**

66 acres located on the west side of Eylers Valley Flint Road, 1,500 east of Maryland Route 550.

**AD-06-07 - Barbara Wyatt & Michael Sack**

North of Coppermine Road, 900 feet south of Molasses Road, 1,800 feet east of Green Valley Road.

**AD-06-08- Carol Swandby**

88 acres located west of New London Road, 450 feet north of Crickenberger Road.

**AD-06-09- Darrel & Christina Drenner**

75 acres located both east and west of Dollyhyde Road, 3,500 feet south of Maryland Route 26.

**AD-06-10 - Henry & Beverly Barton**

247 acres located on the east and south sides of Whiskey Springs Road, north of Coppermine Road.

**ZONING ORDINANCE TEXT AMENDMENT  
– ZT-06-03**

Terry Boykin, Emergent BioSolutions Inc. --

Requesting an amendment to the Zoning Ordinance to allow for a Guardhouse to be permitted as an accessory use in Commercial and Industrial Districts for the purpose of providing monitoring and control of access to the property. (Larry Smith, Eric Soter)

**PRESENTATION ON NEW MARKET  
REGION TRAFFIC STUDY**

The Frederick County Planning Commission has requested to receive the same presentation that the BOCC recently had regarding the New Region Plan Traffic Study. Representatives from the Division of Public Works and their traffic consultant will present this information to the FCPC.

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR MAY 17, 2006  
7:00 P.M.**

**TEXT AMENDMENT REQUEST – AT-06-02  
– (PUBLIC HEARING)**

**ADEQUATE PUBLIC FACILITIES ORDINANCE  
TEXT AMENDMENT**

Board of County Commissioners – Requesting an amendment to the Adequate Public Facilities Ordinance with certain changes to the (APFO) regarding school adequacy and other related matters. (Kathy Mitchell)

**REZONING REQUEST – R-06-01 – (PUBLIC  
HEARING)**

**URBANA TOWN CENTER EMPLOYMENT DIS-  
TRICT**

Monocacy Land Company, LLC – Requesting the rezoning of 181.42 acres of land from Office/Research/Industrial (ORI) to Mixed Use Development (MXD). Located on the east side of I-270, southwest side of MD 355, and south of Park Mills Road in the Urbana Planning Region, the project proposes a mixed-use development including 1,950,000 sq. ft. of employment space, 50,000 sq. ft. of commercial space, and 600 dwelling units. (Denis Superczynski)



## **A Demographic Exploration of Frederick County Education and Income of the Elderly**

Welcome to the May, 2006 edition of "A Demographic Exploration of Frederick County." This month the demographic profile of educational attainment and income of the elderly will be explored. The information presented is an excerpt from a report being written by the Division of Planning exploring the growth, demographic shifts, and housing needs of the growing population of elderly in Frederick County. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

With the fast pace growth of the elderly in America comes many changes to the lifestyles and health of this new generation of elderly. A much higher level of education is being attributed to the increased levels of income, better health, and a higher standard of retirement living. Many elderly Americans are increasingly wealthier and fewer of them are living in poverty. The poverty level for the American population over 65 years old decreased from 35% in 1959 to only 10% in 2003. However, there is still a large discrepancy between the elderly and their wealth. The net worth of the poorest fifth of senior households was \$3,500 and the wealthiest was \$328,432. If the home equity is included in this factor there is a discrepancy of \$44,346 to \$449,880. Elderly Americans are living longer, better educated, and have fewer disabilities than previously. This new demographic face of elderly Americans is predicted to only become increasingly diverse and have a better standard of living.

It is inevitable that Frederick County will be affected by these changes in the elderly demographics. With the 2000 Census we have already begun to see many of the demographics shift in the elderly population. As of 2000, the first of the Baby Boomer Generation celebrated their 54<sup>th</sup> birthdays. They are starting to enter the elderly age cohorts and will most likely significant change the demographic make up of the Frederick County region.

### **Education Level:**

The newly emerging ageing American will have a much higher educational level than previous generations. Between 1970 and 2002 the percentage of the older population that completed high school rose from 28% to 70% nationally. Also, 17% of the older population had a bachelor's degree or higher in 2002. Many researchers, as well as the US Census, feel that this higher educational levels will lead the newly ageing population to have higher income levels, decreased poverty status, better health, and a higher standard of living in their retirement years.

Frederick County, as well as the nation, has been experiencing this higher educational attainment level. In 1970 only 43% or 19,188 people graduated high school. In 2000, this rose to 87% or 110,832 people. This higher educational attainment level is very prevalent in the people who received bachelor's degrees or higher. In 1970, 10% or 1 in every 10 people had a bachelor's degree of higher, rising to 30% or 1 in every 3 people in 2000. The higher educational attainment a population has, the more likely they are to have higher paying jobs; hence a higher income level. Also the more educated a population is, the more affordability of luxuries they can obtain, hence a higher standard of living (Figure1).





**Educational Attainment  
Frederick County 1970 to 2000**

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Absolute Change 1970 – 2000</b>
<b>Completed High School</b>	19,188 (43%)	42,092 (63%)	76,376 (80%)	110,832 (87%)	91,644
<b>Completed Some College No Bachelor's Degree</b>	3,268 (7%)	8,439 (13%)	23,211 (24%)	34,342 (30%)	31,074
<b>Completed Bachelor's Degree or Higher</b>	4,498 (10%)	11,212 (17 %)	20,872 (22%)	38,176 (30%)	33,678

Figure 1

**Income:**

The increased levels of education may be a contributing factor in the decrease of poverty status and an increase in the wealth of older Americans. Many elderly Americans are increasingly wealthier and fewer of them are living in poverty. The poverty level for the American population over 65 years old decreased from 35% in 1959 to only 10% in 2003. In Frederick County this decrease in poverty level can also be seen, even within the last 10 years. In 1989 there was 9.2% of the population 65 and older that was living in poverty. In 1999, this decreased to only 6.0% of the population 65 and older living in poverty.

As of 2004, the median household income for Frederick County residents was \$73,500. This is a median household income increase of \$13,200 within 4 years. Since, at least the 1980s, Frederick County households are making more than most in Maryland. In 1979 Maryland's median household income was \$33,991, compared to Frederick County's household income of \$34,551. Since 1979, each decade brings a greater increase in the household income difference between Maryland and Frederick County. In 1979, there was only a \$560 median household income difference between Maryland and Frederick County. In 1989, this difference increased to \$1,996, in 1999, the difference was \$7,408, in 2003 there was a difference of \$10,900, and in 2004 there was a \$12,150 median household income difference between Maryland and Frederick County.

From 1990 to 2000, there was an increase of 17,357 (33%) households in Frederick County. According to the US Census, the households in Frederick County are becoming increasingly affluent. The households making less than \$50,000 a year was decreased by 15% (5,057) from 1990 to 2000. The number of households making more than \$50,000 a year increased by 114% (22,414) from 1990 to 2000. This is an astounding difference in income levels within a decade.

Within each age cohort, from 1990 to 2000, there was a decrease in the number of households making less than \$50,000 a year, except for the households between the ages of 45 and 54 and 75 years and older. These two age cohorts actually gained numbers of households making less than \$50,000 a year. A possible reason for this is the increase in the number of households within these age groups. From 1990 to 2000, householders between the ages of 45 to 54 had the greatest increase; in 1990 there were 9,020 households with householders in this age group and in 2000, there were 15,805. This is an increase of 75% or 6,785 in the number of households with householders between the ages of 45 and 54. The same holds true for the age group over 75 years old. This age cohort experienced the second highest increase in the number of households from 1990 to 2000. In 1990, there were 3,316 households with householders over 75 years old; in



2000 there were 5,042. This is an increase of 52% or 1,726 households. Hence, proportionally the households in these age groups are not necessarily becoming poorer than any other age group. In 1990, 44% of the households with householders between 45 and 54 had incomes below \$50,000, compared to only 27% in 2000. The same holds true for the householder 75 and older. In 1990, 91% of the households with householders older than 74 had incomes less than \$50,000 in 2000, this dropped to only 76%.

The household income within the elderly population of Frederick County has been on the rise since 1989. In 1989, 1 in every 16 households (6%) with householders over the age of 45 earned \$100,000 or more a year. In 1999, this dramatically increased to 1 in every 4 households (22%) earning \$100,000 or more. This was a 418% increase in the household income of older householders in the County. The largest increase of household income occurred within the age group of 55 to 64 years old. Households, with householders between 55 and 64, who earned more than \$100,000 increased by 477% from 1989 to 1999. This segment of the householder population went from 6% of the households in 1989 to 25% of the households in 1999 earning \$100,00 or more.

The percentage of households, with older householders, earning less than \$15,000 decreased from 1989 to 1999. In 1989 there were 4,589 elder households that earned less than \$15,000 a year. In 1999, this decreased to 3,292 or by 28%. In most of the elder age cohorts the decrease was substantial, anywhere from 33% to 65% decrease in the number of households earning less than \$15,000. The number of households, with householders between the ages of 55 and 74, continued this decreasing lower income trend. The number of households in these age cohorts decreased 11% from 1989 to 1999. The elder households in Frederick County seem to become richer and increasing the number of households making more than \$100,000 a year and decreasing those that make less than \$15,000 a year.

#### Source of Income:

As a person ages the issue of sustainability in retirement begins to be addressed. For the most part, the people retiring now are doing better financially than their counterparts of a decade ago. However, for a majority of the retirement age population of Frederick County retiring will mean a decrease in personal and household income. In 1999, the median household income was \$60,276; however the population over 65 years old only had a median household income of \$33,169. This is a difference of \$27,107 or 45% lower than the County median household income.

In Frederick County during the 1990 census there was 7,630 households, which received income from retirement. The mean income for retirement was \$12,278. In the 2000 census there were 11,623 households with the income source from retirement. The mean income from retirement in 1999 was \$20,541. The same increase income trend is true for households collecting social security. In 1989 there were 10,625 households with a source of income coming from social security. The mean income from social security was \$7,622. This has increased since 1989. In 1999 there were 14,236 households collecting social security; however, the mean income from social security was \$11,433. This increase in the retirement and social security income may be responsible for increasing richness of the elderly.

With the increased growth and affluence of the elderly American, many demographic shifts will be occurring. The newly emerging older American will not be like previous generations. Their increased income level and educational attainment will result in increased standards of living in retirement and better health.

## ZONING

### BOA RESULTS - APRIL 27, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, APRIL 27, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-05-41 Kimberly Anne McMillan-Stakes (Continued from January 26, 2006 —** Requesting a special exception to establish a kennel (animal rescue) for cats, located on the east side of Putman Road, approximately 1,400 ft. north of Fish Hatchery Road (Tax Map 40, Parcel 257) Zoned Agriculture **CONTINUED TO AUGUST 24, 2006 MEETING**
- ? **B-06-07 Cingular/SBA Network Services, Inc. c/o Andrew Draft —** Requesting a special exception to establish a 198 ft. high communications monopole and attendant equipment cabinet area, located on the King property at 10102 Rocky Ridge Rd., located approximately 1,100 ft. north of the north side of MD Rt. 77, 1,000 ft. east of Motters Station Road closer to the railroad tracks (Tax Map 27, Parcel 88) Zoned Agriculture **CONTINUED TO MAY 25, 2006 MEETING**
- ? **B-06-08 Christopher and Jennifer Peduzzi —** Requesting a 10 ft. variance from the 25 ft. rear building restriction line to retain an enclosed porch and place an accessory apartment and a special exception to establish an accessory apartment, located on the northwest side of Nightingale Court, 250—300 ft. west of Boyers Mill Road in Nightingale Village, Lake Linganore (Tax Map 79, Parcel 188 Lot 12) Zoned Planned Unit Development **CONTINUED FOR UP TO 12 MONTHS FOR MORE INFORMATION**
- ? **B-06-09 Lauren and John Connors —** Requesting a 16 ft. variance from the 40 ft. required front yard setback for a garage, located on the northwest corner of the intersection of Lee Hill Drive and Lee Hill Circle (Tax Map 89, Parcel 197, Lot 11) Zoned R-1 Residential **GRANTED WITH CONDITIONS**
- ? **B-06-10 Peter and Elizabeth McMahon —** Requesting a special exception to establish an artisan and craft shop (woodworking), located on

the south side of Legore Road, 600 feet west of Hiney Road (previously a butcher shop) (Tax Map 34, Parcel 213, Lot 11) Zoned Agriculture **GRANTED WITH CONDITIONS**

Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.

### BOA AGENDA - MAY 25, 2006, 7:00 PM

CASES NOT HEARD ON THURSDAY, MAY 25, 2006 WILL BE CONTINUED TO THE FOLLOWING MONDAY OR AS IS DETERMINED BY THE BOARD.

- ? **B-06-07 Cingular/SBA Network Services, Inc. c/o Andrew Datt—** Requesting a special exception to establish a 198 ft. high communications monopole and attendant equipment cabinet area, located on the King property at 10102 Rocky Ridge Rd., located approx. 1,100 north of the north side of MD Rt. 77, 1,000 ft. east of Motters Station Rd. closer to the railroad tracks (Tax Map 27, Parcel 88) Zoned Agricultural (Continued from April 27, 2006 meeting)
- ? **B-06-08 Christopher and Jennifer Peduzzi —** Requesting a 4 ft. variance from the 25 ft. rear building restriction line to retain an enclosed porch and place an accessory apartment, a variance of less than 2' from the req. 25' floodplain buffer and a special exception to establish an accessory apartment, located on the northwest side of Nightingale Court, 250 – 300 ft. west of Boyers Mill Rd. In Nightingale Village, Lake Linganore (Tax Map 79, Parcel 188 Lot 12) Zoned Planned Unit Development PUD (Continued from the April 27, 2006 meeting)
- ? **B-06-11 Michael and Dea O'Hopp, III —** Claiming Administrative Error in Staff Determination that his building [Permit A/P # 36794] exceeds the maximum building height allowed, located on the west side of Ramsland Way approximately 1, 600 ft. south of Fingerboard Rd. [MD Rt. 80] (Tax Map 96, Parcel 245, Lot 5) Zoned Agricultural

Discussion on Changing the Variance Standard to Include Practical Difficulty (Continued from the April 27, 2006 meeting)